

A DECLARATORY RESOLUTION
designating an "Economic
Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly
known as 4422 Earth Drive, Fort
Wayne, Indiana 46809 (Gasoline
Equipment Service Company, Inc.)

WHEREAS, Petitioner has duly filed its petition dated
March 30, 1990 to have the following described property
designated and declared an "Economic Revitalization Area" under
Division 6, Article II, Chapter 2 of the Municipal Code of the
City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-
1.1-12.1, to wit:

Lot #5 Earth Industrial Park Section 1.

said property more commonly known as 4422 Earth Drive, Fort
Wayne, Indiana 46809.

WHEREAS, said project will create three additional
permanent jobs for a total additional annual payroll of
\$43,680.00, with the average new annual job salary being
\$14,600.00; and

WHEREAS, the total estimated project cost is
160,000.00; and

WHEREAS, it appears that said petition should be
processed to final determination in accordance with the
provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of
Section 6, below, the property hereinabove described is hereby
designated and declared an "Economic Revitalization Area" under
I.C. 6-1.1-12.1. Said designation shall begin upon the effective
date of the Confirming Resolution referred to in Section 6 of
this Resolution and shall continue for one (1) year thereafter.
Said designation shall terminate at the end of that one-year
period.

1 SECTION 2. That upon adoption of the Resolution:

- 2 (a) Said Resolution shall be filed with the Allen County
3 Assessor;
- 4 (b) Said Resolution shall be referred to the Committee on
5 Finance and shall also be referred to the Department
6 of Economic Development Requesting a recommendation
7 from said department concerning the advisability of
8 designating the above designated area an "Economic
9 Revitalization Area";
- 10 (c) Common Council shall publish notice in accordance with
11 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
12 substance of this Resolution and setting this
13 designation as an "Economic Revitalization Area" for
14 public hearing;
- 15 (d) If this Resolution involves an area that has already
16 been designated an allocation area under I.C. 36-7-14-
17 39, then the Resolution shall be referred to the Fort
18 Wayne Redevelopment Commission and said designation as
19 an "Economic Revitalization Area" shall not be finally
20 approved unless said Commission adopts a resolution
21 approving the petition.

22 SECTION 3. That, said designation of the hereinabove
23 described property as an "Economic Revitalization Area" shall
24 apply to both a deduction of the assessed value of real estate.

25
26 SECTION 4. That the estimate of the number of
27 individuals that will be employed or whose employment will be
28 retained and the estimate of the annual salaries of those
29 individuals and the estimate of the value of the redevelopment
30 or rehabilitation.

31 SECTION 5. The current year approximate tax rates for
32 taxing units within the City would be:

- (a) If the proposed development does not occur, the
 approximate current year tax rates for this site
 would be \$11.4948/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$11.4948/\$100 (the change would be negligible).

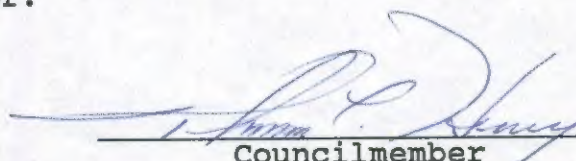
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$11.4948/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.


SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 6 years,

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time by
title and referred to the Committee on _____ (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Conference Room 128, City-County Building,
Fort Wayne, Indiana, on _____, the _____, day
of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,
seconded by Henry, and duly adopted, placed on its
passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>	_____	_____	_____
BRADBURY	<u>✓</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____
EDMONDS	<u>✓</u>	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____
LONG	<u>✓</u>	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____

DATED: 4-10-90

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL)
(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. D-19-90
on the 10th day of April, 1990,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 11th day of April, 1990,
at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of April,
1990, at the hour of 12:30 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (7-87) A FORM FOR THE DESIGNATING BODY OF THE ECONOMIC REVITALIZATION AREA

Form 55-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

STATE BOARD OF TAX COMMISSIONERS

RECEIVED
MAR 31 1990
FOOT DRIVE

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Fort Wayne City Council	County Allen
Name of Taxpayer Gasoline Equipment Service Co., Inc.	
Address of Taxpayer (Street, city, county) 4422 Earth Drive Fort Wayne, Indiana	
ZIP Code 46809	

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above Same	Taxing District 91
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: Two story addition and expansion to the existing smaller building for expansion of the offices with a total of 4352 sq. ft. additional. Approximate cost \$160,000.00	
(Attach additional sheets if needed)	Estimated Starting Date May 1, 1990
	Estimated Completion Date August 1, 1990

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
21	\$555,373.69	21	\$555,373.69	1	\$43,680.00

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	75,000.	29,900.		
Plus estimated values of proposed project	160,000.	53,333.		
Less: Values of any property being replaced	-	-		
Net estimated values upon completion of project	235,000.	83,233.		

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signature of Authorized Representative Richard H. Desnifer
Title Executive Vice-President	Date of Signature March 30, 1990
	Telephone Number 219/747-5088

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 11.4948
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 11.4948
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 11.4948

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1-2.5, provides for the following limitations as authorized under IC 8-1.1-12.1-2:

A) The designated area has been limited to a period of time not to exceed _____ calendar years. (See Below)

B) The type of deduction that is allowed in the designated area is limited to:

- 1) Redevelopment or rehabilitation of real estate improvements.
- 2) Installation of new manufacturing equipment
- 3) No limitations on type of deduction (check if no limitations)

☒ Yes ☐ No
☐ Yes ☐ No
☐ No

C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Tested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

C&ED COMMUNITY & ECONOMIC DEVELOPMENT

ED MEMORANDUM

TO: City Council Members

FROM: Rod McPherson, Business Development Specialist *Rmc*

DATE: April 5, 1990

RE: Tax Abatement Application by Gasoline Equipment Service Company, Inc.

Background:

Gasoline Equipment Service Company, Inc. was founded in 1940 as an installation and repair service company for petroleum related dispensing and storage equipment. The company was purchased by the current owner in 1963 and was based at 1707 North Harrison Street. Operations were moved to the current location at 4422 Earth Drive in Earth Industrial Park in 1969. Addition to the original building was completed in 1972. In 1980, retail and wholesale operations were begun with warehousing of major items and parts. Gasoline Equipment Service Company, Inc. expanded it's operations with a satellite office in Indianapolis, Indiana in 1987. The satellite office consists of office functions, retail and wholesale transactions, warehousing and repair services. Gasoline Equipment has gone from five (5) employees in 1967, to twenty seven (27) employees between two (2) locations in 1990.

Review of Alternatives:

This project will continue the development of the Urban Enterprise Zone.

Recommendation:

The staff of the Department of Economic Development recommends this project be approved for Tax Abatement. The project takes place in the Urban Enterprise Zone and Enterprise Zone residents will have an opportunity to be hired for the new jobs being created.

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Gasoline Equipment Service Company, Inc.

Site Location: 4422 Earth Drive
Fort Wayne, Indiana 46809

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Retail, Wholesale and warehousing operations are conducted,

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u> / </u>
Urban Enterprise Zone	<u> / </u>	<u> </u>
Redevelopment Area	<u> </u>	<u> / </u>
Platted Industrial Park	<u> / </u>	<u> </u>
Flood Plain	<u> </u>	<u> / </u>

Description of Project:

A two-story addition and expansion to the exisiting smaller building for expansion of
the offices, for a total of 4,352 sq. ft. of additional space.

Type of Tax Abatement: Real Property / Manufacturing Equipment

Estimated Project Cost: \$ 160,000.00 Permanent Jobs Created: 3

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Désignation as an "Economic Revitalization Area" should be granted. Yes / No
2. Désignation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 6 year(s).

COMMENTS:

Staff Rod M. Chuson

Date 4-5-90

Director

Date

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS



APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- ☒ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

MAR 30 1990

ECONOMIC
DEVELOPMENT

A. GENERAL INFORMATION

Applicant's Name: Gasoline Equipment Service Co., Inc.

Address of Applicant's Principal Place of Business:

PO Box 10474
4422 Earth Drive
Fort Wayne, IN. 46809

Phone Number of Applicant: (219) 747-5088

Street Address of Property Seeking Designation:

4422 Earth Drive
Fort Wayne, IN. 46809

S.I.C. Code of Principal User of Property: 7699

B. PROJECT SUMMARY INFORMATION

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne?	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>X</u>
Is the project site within a platted industrial park?	<u>X</u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>X</u>	<u> </u>
Will the project have ready access to City Water and Sewer?	<u>X</u>	<u> </u>

113 110
If not, will this project require public improvements? X

 sewer lines
 water lines
 road improvements

Does your company plan to request State or local assistance to finance these public improvements? X

Is any adverse environmental impact anticipated by reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? Industrial M-1

What zoning classification does the project require? Industrial M-1

What is the nature of the business to be conducted at the project site?

General office procedures, billing, phone sales and

counter sales.

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

32 x 44 Single Story

50 x 55 Single Story

What is the condition of structure(s) listed above? Good

Current assessed value of Real Estate:

Land 6,700

Improvements 23,200

Total 29,900

What was the amount of Total Property Taxes owed during the immediate past year? \$3,596.30 for year 1989.

Give a brief description of the proposed improvements to be made to the real estate.

A two story addition and expansion to the existing smaller building
for expansion of the offices with a total of 4352 sq. ft. additional.

Cost of improvements: \$ 160,000.00

Development time frame:

When will physical aspects of improvements begin? May 1, 1990

When is completion expected? August 1, 1990

What is the anticipated first year tax savings attributable to real estate improvement?

1. Projected Cost of Real Estate Improvements \$ 160,000.00
2. One-third (1/3) of Projected Costs \$ 53,300.00
3. Tax Rate in project township \$ 11.4948
4. Anticipated First Year Tax Savings With Abatement (Line 3 multiplied by Line 2 divided by 100) \$ 6,130.52
5. Explain how your company plans to use these tax savings.
Use the tax savings to help offset the increase in new jobs that
will be created.

E. PERSONAL PROPERTY ABATEMENT N/A

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: _____

What was the amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed?

What is the anticipated first year tax savings attributable to new manufacturing equipment?

1. Projected Cost of New Manufacturing Equipment \$
2. One-third (1/3) of Projected Cost \$
3. Less: the assessed value of equipment being replaced \$
4. Net value of new manufacturing equipment (Line 2 minus Line 3) \$
5. Tax Rate in project township \$
6. Anticipated First Year Tax Savings With Abatement (Line 5 multiplied by Line 4 divided by 100) \$

Explain how your company plans to use these tax savings.

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 21

How many permanent jobs will be created as a result of this project? 3

Anticipated time frame for reaching employment level stated above.

4 Years

Current annual payroll: \$ 555,373.69

New additional annual payroll: \$ 43,680.00

What is the nature of the jobs to be created?

Sales, Office (Secretarial), future expansion of environmental
assessment and clean up to be run from this office.

Please provide the annual salary range for the jobs being created.

Minimum 6.50 Median 7.50 Maximum 9.00

Please check if these newly-created jobs provide any of the listed benefits.

<u> </u>	Pension Plan
<u> </u>	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above.

Dental Insurance and Profit Sharing.

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> </u>	Urban League
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities of Fort Wayne - South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

what evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Without the needed expansion, we will be forced to transfer some

office and sales functions to our office in Indianapolis, and be

forced to start looking for larger facilities at a different location

in two or three years.

In what Township is the project site located? Wayne

In what Taxing District is the project site located? _____

G. CONTACT PERSON

Name and address of contact person for further information if required:

Jack K. Dunifon, Jr. 9472 Crestridge Drive, Fort Wayne, IN. 46804

Richard K. Dunifon 8924 Redfield Drive, Fort Wayne, IN. 46819

Phone number of contact person: (219) 747-5088

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Richard K. Dunifon
Signature of Applicant

March 30, 1990
Date

LEGAL DESCRIPTION
OF PROPERTY OWNED BY
GASOLINE EQUIPMENT SERVICE CO., INC.
4422 EARTH DRIVE
FORT WAYNE, IN.

Lot #5 Earth Industrial Park. Section 1.

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

Q-90-04-03

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE An application by Gasoline Equipment Service Company, Inc. with respect to deduction from assessed value of real estate improvements.

EFFECT OF PASSAGE The continued development of the Urban Enterprise Zone.

EFFECT OF NON-PASSAGE Opposite of the above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry

BILL NO. R-90-04-03

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-2.1 for property
commonly known as 4422 Earth Drive, Fort Wayne, Indiana 46809
(Gasoline Equipment Service Company, Inc.)

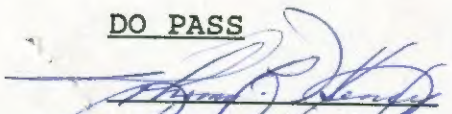
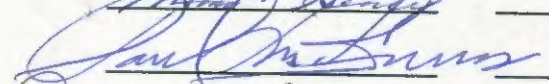
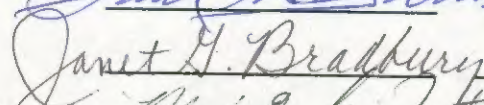
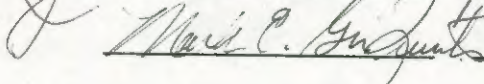
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED:

4-10-90

Sandra E. Kennedy
City Clerk